

MEMORANDUM

November 24, 1952

TO: Mr. Nelson G. Jackson, Director
Community Services

FROM: Ray E. Morris
Field Representative

SUBJ: NUL - UCDS Visit to Philadelphia, Pa.
November 6th and 7th, 1952.

Purpose of Visit:

As a result of a definite date being set for the NUL - United States Steel Company conference, and of intra-office planning of the agenda for that conference, it was felt that our catalogued information on lower Bucks County employment and housing should be brought up-to-date. It was felt also that we should be prepared with latest plans of all major residential buildings in Bucks County.

Background of Visit:

Since the spring of the year the NUL had been attempting to get a conference with top United States Steel Company officials. It was hoped that we could effect some headway with them toward equal opportunity for Negroes to secure all types of employment at Fairless Works, and to secure houses in Fairless Hills and Levittown. The conference was set, finally, for November 17th.

Problems Presented:

Though it would be desirable to determine the total amount of new housing started and/or scheduled in lower Bucks County since January 1951, there was an immediate question of whether our need for such information was sufficient to warrant the time it would take to get it. There has been no central source in the county, which is notified of building starts or plans. Of lower Bucks County townships, only Morrisville and Bristol have had a central registry of building permits issued. It was decided to determine only the amount of new housing available in major developments.

Action Taken:

In conferences with Mr. Charles Ford, Executive Director, District #7, United Steelworkers of America, CIO, with Mr. Victor Adler, Regional Director, NRPB, with Mr. Leo Kirk, Regional Director, FMA, Mr. William Howell,

Borough Secretary, Morrisville, Pa., and others, the following information was developed as representing all major housing started or planned since January 1, 1951:

* Builders: N. N. Wolfsohn & Samuel U. Gratz, 1528 Walnut Street, Philadelphia, Pa. Mortgage: Eastern Mortgage Company

Number of Units: 66 three bedroom units, to sell for \$11,500. Number of Units started (by October 31, 1952): 23
Location: Windsor Village, Bristol, Twp.

* Builders: N. N. Wolfsohn & David N. Freedman, 1520 Walnut Street, Philadelphia, Pa.

Number of Units: 70 two bedroom units, to rent for \$70.00 per month
65 two bedroom units, to sell for \$8,500.00.

Number of units started (as of October 31, 1952): none.
Location: Green Acres, Bristol, Twp.

* Builders: Levitt & Sons, Inc., 1616 Northern Boulevard, Manhasset, N. Y.

Number of Units: 212 two bedroom units, to rent for \$65.00 per month
511 two bedroom units, to sell for \$9,990.00.
122 two bedroom units, to sell for \$10,490.00.

Number of units started (October 31, 1952): 375 sales units completed, 100 under construction.
Location: Levittown, Pa.

* Builders: Weinberg and Goodman, 2409 N. Broad Street, Philadelphia, Pa.

	(Number of Units:	64	two bedroom units, to rent for \$74.00 per mo.
	"	"	"	25 three bedroom units to rent for \$84.00 per mo.
For	"	"	"	300 two bedroom units to sell for \$7,900.00.
White	"	"	"	125 three bedroom units to sell for \$10,400.00.
Occupancy	"	"	"	125 three bedroom units to sell for \$8,900.00.
	("	"	210 two bedroom units to sell for \$8,900.00.
	"	"	"	80 three bedroom units to sell for \$10,500.00.

For	(Number of Units:	15	two bedroom units to rent for \$75.00 per mo.
Minority	"	"	"	15 one bedroom units to rent for \$65.00 per mo.
Group	"	"	"	140 two bedroom units to sell for \$9,500.00.
Occupancy	"	"	"	30 three bedroom units to sell for \$10,500.00.

Type of Structures: Brick veneer and masonry, row houses, in groups of three-bedroom units, two-bedroom units, and combinations.

Number started: None started or completed.

Location of Units for White only: Castanea Tract, Old Lincoln Highway, 4/10 mile from Wakefield High School, Wakefield.

Location of Units for Minority Group occupancy: North side of Old Lincoln Highway, U. S. Route #1, 1300 feet East of Oxford Valley Road, Falls, Twp.

*Builder: Emanuel Speigel, New Brunswick - 175 units for Negroes only.

Number of Units: 10 one-bedroom units, to rent for \$65.00 per mo.
10 two-bedroom units, to rent for \$75.00 per mo.
5 three-bedroom units, to rent for \$85.00 per mo.
130 two-bedroom units, to sell for \$9,500.00.
20 three-bedroom units, to sell for \$10,500.00.

Type of Structures: Row houses, frame and brick veneer.
Number started: None started (mortgage arrangements not completed).
Location: Blumdale Garden, North of Fleetway Estates, Bristol, Twp.

* All of the above listings are for "defense housing" allocations only. They do not include privately handled new or scheduled housing, such as Banker's Corporation, Fairless Village.

Other Major Housing:

Builder: Levitt and Sons, Inc., 1616 Northern Boulevard, Manhasset, N. Y.

Number of Units: 15,155 two and three bedroom units to sell for \$9,990. and \$16,990, respectively, plus two bedroom duplex units for rent at \$45.00 per month.

Number of units started: Approximately 2800; 1500 completed.

Type of Structures: One story, ranch type, detached, modern siding units.
Location: Levittown, Pa., off U. S. Route #13 - the Bristol Pike.

Builder: Banker's Corporation, Fairless Hills, Pa.

Number of Units: 4,000 two and three bedroom units at \$10,000. and \$11,000., respectively.

Location: Fairless Hills, Pa., $4\frac{1}{2}$ miles South of Morrisville, Pa., off U.S. Route #1.

New Housing built or scheduled in Morrisville Township since January 1, 1952: 34 dwellings - mostly two-bedroom Cape Cod type houses, with unfinished attics (to November 7, 1952).

Building permits issued (Morrisville, Township) 1951: 191 permits including 80 dwellings.

The total number of dwelling units listed above, completed, under construction or scheduled since January 1, 1951, in Bucks County, within a

radius of five miles of the Fairless Works plant, is approximately 21,619. Of that number only 375 will be available for Negro occupancy. Approximately 3,403 houses have been completed, yet not one has been available for Negro occupancy.

Employment:

In a conference with Mr. Ford, I secured the wage schedule, by job classification of United Steelworkers Union members. Of course, there is equal pay for Negro and white workers doing the same job in the same job classification. The wage rates show ample ability for Negro as well as whites to be good prospects as new home purchasers.

Most Negroes are in lowest job categories in United States Steel plants. Nevertheless the schedule for all classifications runs as follows:

Job Class	Standard Hourly Wage Rate	Job Class	Standard Hourly Wage Rate
0 - 1	\$1.435	29	\$2.975
2	1.49	30	3.03
3	1.545	31	3.085
4	1.60	32	3.14

Conclusions and Recommendations

In addition to new factual data reported above, various attitudes and items of information buttress or shade some of our existing information satisfactorily. The immediate application is for the orientation and fact sheet I shall draft for the HUD - USS Conference.

cc: Mr. Granger - Mr. Moss
 Mr. Thomas
 Mr. Parrish
 Mr. Johnson
 Miss Tanneyhill - Mr. Finley - Mr. Pope
 Dr. Banner - Mr. Eason